153.0	0011	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	712,000 /	712,000
					USE VALUE:	712,000 /	712,000
					ASSESSED:	712,000 /	712,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUNN THOMAS H
Owner 2:	
Owner 3:	
Street 1:	46 EUSTIS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,830 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1546 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4830.000	260,100		451,900	712,000
Total Card	0.111	260,100		451,900	712,000
Total Parcel	0.111	260,100		451,900	712,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.39 | /Parcel: 460.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 102418

GIS Ref

GIS Ref

Insp Date 01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 153.0-0011-0006.0

!12082!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,200	0	4,830.	451,900	712,100	712,100	Year End Roll	12/18/2019
2019	101	FV	214,200	0	4,830.	423,700	637,900	637,900	Year End Roll	1/3/2019
2018	101	FV	213,700	0	4,830.	350,200	563,900	563,900	Year End Roll	12/20/2017
2017	101	FV	213,700	0	4,830.	322,000	535,700	535,700	Year End Roll	1/3/2017
2016	101	FV	213,700	0	4,830.	293,700	507,400	507,400	Year End	1/4/2016
2015	101	FV	208,600	0	4,830.	288,100	496,700	496,700	Year End Roll	12/11/2014
2014	101	FV	208,600	0	4,830.	267,800	476,400	476,400	Year End Roll	12/16/2013
2013	101	FV	208,600	0	4,830.	254,800	463,400	463,400		12/13/2012

PRINT

Date	Time
12/11/20	02:11:55

LAST REV

Date	Time
02/14/18	10:04:41
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12082

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	593-85		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	102418
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2014	1555	Re-Roof	8,000					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Meas/Inspect	372	PATRIOT
4/24/2000	Inspected	276	PATRIOT
4/6/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4830		Sq. Ft.	Site		0	80.	1.17	9									451,922						451,900	

Total AC/HA: 0.11088 | Total SF/SM: 4830 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 451,922 | Spl Credit | Total: 451,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	168.315
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353456
Depreciation:	93312
Depreciated Total:	260144

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

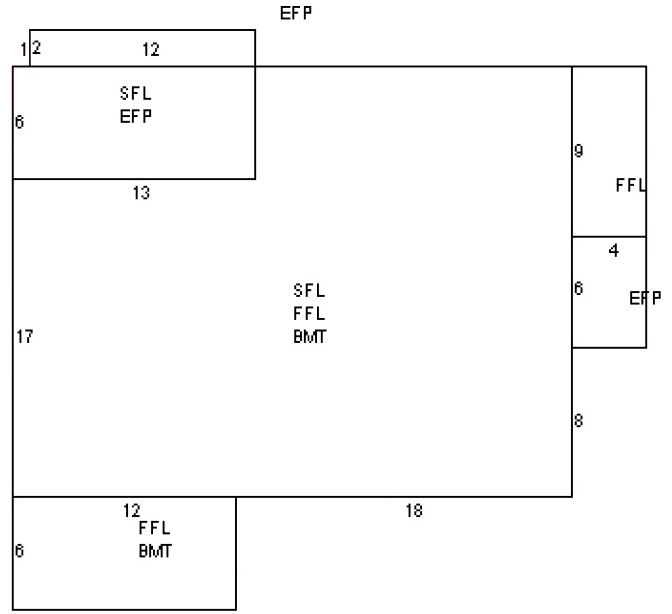
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.32
Special Features:	0	Val/Su Net:	119.04
Final Total:	260100	Val/Su SzAd	189.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	720	168.320	121,187
BMT	Basement	684	54.530	37,301
SFL	Second Floor	655	168.320	110,331
EFP	Enclos Porch	126	48.710	6,137

Net Sketched Area:	2,185		Total:	274,956	
Size Ad	1375.4999	Gross Are	2220	FinArea	1546

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0011-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	GD	1999	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: